

Chapter 19.770***Site Plan Review Permit*****19.770.010 Purpose**

The Site Plan Review Permit process is established to meet certain community goals that include the following:

- A. To ensure that the highest quality of land planning is incorporated into development projects;
- B. To ensure that new projects are compatible with existing neighborhoods in terms mass, scale and functionality;
- C. To ensure that development occurs with due regard to environmental factors;
- D. To provide for public improvements necessitated by the development; and
- E. To promote orderly, attractive and harmonious development, and promote the general welfare by preventing the establishment of uses or erection of structures that are not properly related to or that would adversely impact their sites, surroundings, traffic circulation or environmental setting.

19.770.020 Procedures**A. General Process**

Site Plan Review Permit (SPR) applications shall be processed in accordance with the discretionary permit processing provisions as set forth in Chapters 19.650 (Approving Authority), 19.660 (General Application Processing Procedures), 19.670 (Notices and Hearings), 19.680 (Appeals), 19.690 (Effective Dates) and other applicable Chapters of the Zoning Code.

19.770.030 Applicability and Permit Requirements

The following multiple-family residential, commercial or mixed use projects require a Site Plan Review Permit:

A. Multi Family Residential

Two (2) or more units as one project in the multi-family residential zones R-3 and R-4), either as rental apartment type or condominium projects.

B. Commercial

In addition to any other permits required by the Zoning Code, no new building, structure, exterior alteration or enlargement of an existing building or structure shall be commenced

in the Commercial Regional Center Zone (CRC) (Chapter 19.110), Neighborhood Commercial Overlay Zone (NC) (Chapter 19.215) or the Commercial Storage Overlay Zone (CS) (Chapter 19.190) until a Site Plan Review Permit has been granted pursuant to this Chapter.

C. Mixed-Use

In addition to any other permits required by the Zoning Code, no new building, structure or sign exterior alteration or enlargement of an existing building, structure or sign shall be commenced in any Mixed-Use Village or Urban Zones (Chapter 19.120) until a Site Plan Review Permit has been granted pursuant to this Chapter.

D. Planning Commission Requirement

The Planning Commission, at its discretion, may require a Site Plan Review Permit as a condition for any project.

E. Exemption

Site Plan Review is conducted as part of the review for conditional use permits, minor conditional use permits, planned residential development permits and design review. Therefore, any project that is subject to the requirements of Chapters 19.730 (Minor Conditional Use Permit), 19.760 (Conditional Use Permits), 19.780 (Planned Residential Development Permit) and 19.710 (Design Review) is exempt from the requirement of a Site Plan Review Permit unless Site Plan Review is deferred at the time of approval of such permits.

19.770.040 Conditions of Approval

In order to achieve the purposes of this Chapter, the Approving or Appeal Authority may require reasonable conditions of approval on a Site Plan Review Permit including, but not limited to the following.

A. Special conditions or requirements to revise the site plan, that are more restrictive than the development standards in the underlying base zone or including, but not limited to, the following:

1. Building height, bulk or mass;
2. Setbacks;
3. Lot coverage;
4. Lighting;
5. Private and common open space and/or recreational amenities;
6. Screening, including garages, trash receptacles, or mechanical equipment;
7. Landscaping;
8. Fencing plans;
9. Parking, access and on-site circulation;
10. Pedestrian circulation;

11. Grading;
 12. Street dedication and improvements;
 13. Public improvements either on or off the subject site that are needed to service the proposed development;
 14. Project phasing;
 15. Participation and completion by the project's ownership and/or management staff in the Crime Free Multi-Family Housing Program, or its successor equivalent;
 16. Any other revisions to the site plan or operational conditions deemed necessary to further the purposes of this Title.
- B. Reduced development standards for affordable housing projects in accordance with the provisions of Chapter 19.545 (Density Bonus).

19.770.050 Site Plan Review Permit Process in Flow Chart Form

